

650 : 1 & 2 LECHLADE ROAD LANGFORD GLOUCESTERSHIRE GL7 3LE

ALTERATIONS, REMODELLING, SIDE ADDITIONS AND NEW VEHICLE ACCESS FOR AN EXISTING PAIR OF PRE-WAR STONE DWELLINGS.



DESIGN AND ACCESS STATEMENT

August 2022



TONY HERRING ASSOCIATES LTD
CHARTERED ARCHITECTS
STUDIO 15 RADSTONE BRACKLEY NN13 5PZ
T.01280 841356 E. Info@thadesign.co.uk



INTRODUCTION :

This Statement supports a revised planning application for alterations and side additions, including a new vehicle access each, to serve an existing pair of 2-storey semi-detached stone dwellings. The plot is centrally located within the village. The late Victorian houses were originally built for the Farm Manager and Estate Workers in connection with Rectory Farm - recently sold off in several lots.

The properties have been altered in recent years, however, the buildings are now in need of significant upgrading to attend to damp walls and essential improvements eg. installation of central heating, roof insulation and general repairs. This statement sets out the planning and design rationale in support of the proposed new and refurbishment works that are required to upgrade and modernise these properties.

A planning application (Ref; 22/01198/FUL) of April 2022 was refused because in the Case Officer's opinion the proposals would 'have a negative impact on not only the street scene but the surrounding similar neighbouring buildings' &. 'The proposed scheme by reason of its form and design would create over dominant features that are not in keeping with the existing host dwellings and would not represent a secondary and subservient addition. We have, in response, revised our proposals to remove overtly contemporary elements and demonstrate how the proposals will be an appropriate and sensitive addition.

ARIAL VIEW : 1&2 LECHLADE ROAD LANGFORD GLOUCESTERSHIRE GL7 3LE



Lechlade Road View

DESCRIPTION

The limestone-built village of Langford lies on the edge of the Cotswolds, on flat, low-lying ground north of the river Thames. Langford is a village and civil parish in West Oxfordshire, about 3 miles (5 km) northeast of Lechlade in neighbouring Gloucestershire. Langford forms a long roadside community off the main Lechlade to Burford road, in the broad upper Thames Valley. With distant views to the Berkshire Downs, the village has a large church; St. Mathew's, with a magnificent Saxon stone carving of the Crucifixion and other architectural treasures.

The 2011 Census recorded the parish's population as 349. Langford has one public house, the Bell Inn, Village Hall, school and a cricket club.

1 & 2 Lechlade Road Cottages, Langford. The site area is approximately 0.23 acres (0.09 ha): 1 and 2 Lechlade Road Cottages are a pair of traditional semi-detached stone built cottages located on the edge of the village of Langford. The cottages are well located within the village with views across the neighbouring farmland. The Cottages are set out over two floors with a kitchen, utility room with adjoining bathroom and sitting room, with turned stairs leading to the 1st. floor to a double bedroom, two further small bedrooms and a bathroom. The properties require significant upgrading works to be suitable for occupation in 2022.

Outside are gardens to the front and rear which are mainly laid to lawn with flower beds. To the western boundary is a stone built outbuilding – garden store and old water closet.

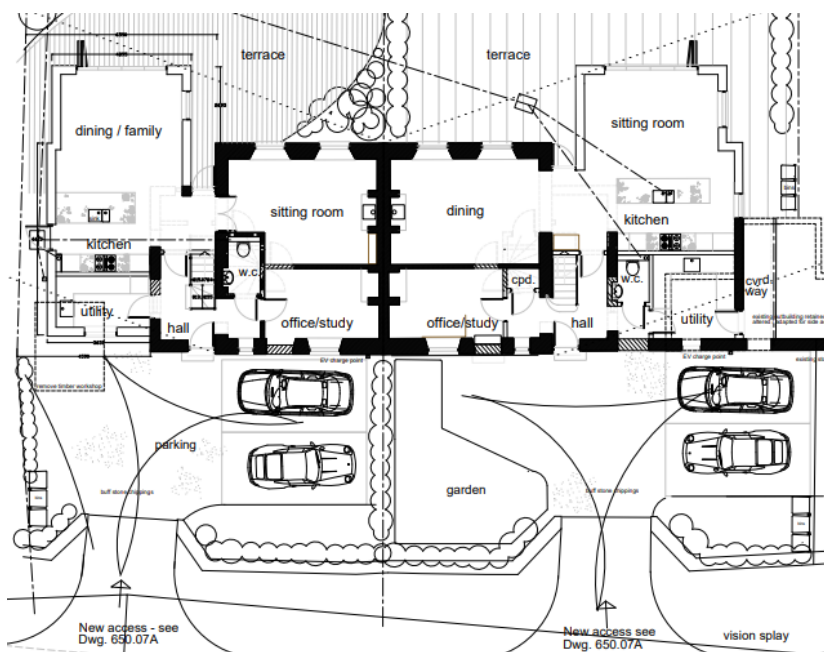
Planning: No significant works have been carried out on the properties, other than altered kitchen and shower room. A new sewage treatment plant was recently installed serving both properties.

DESIGN :

The present owner (the applicant) acquired 1 & 2 Lechlade Road in 2021.as one of the divided lots consequent upon the sale of Rectory Farm. No1 is the applicant's registered address.

Due to the present condition of the building the applicant is anxious to effect essential urgently needed repairs to the property and at the same time provide a positive future for the building. As the properties are set in substantial gardens there is ample space to provide additional accommodation to create a family home and with the increasing tendency to work from home the applicant also wishes to provide space for home office/study.

The 2-storey masonry buildings are barely in a habitable state, however, the structure – walls and roof are sound and within the scope of the refurbishment the roof will be tidied and repaired, incorporating insulation and damp membranes.



Proposed Plan Layouts

Concept; The present plan layout reflects the original use of the building as agricultural workers cottages. This plan layout can be retained with little alteration. The addition of the new kitchen dining area with a main bedroom over improves both amenity and access to the established garden. The new additions have been positioned to the side to reduce impact whilst addressing the applicants brief, and provides a significant enhancement to the appearance and setting of this period building.

Proposed Design; The new additions are conceived as an appropriate traditional solution adopting vernacular features – pitched roofs, traditional windows and details to be sympathetic to the original cottages. The use of grey black natural slates will reflect the Victorian origins of the estate and roof heights have been kept below the original pitch lines. The proposed side additions facilitate a re-organisation of the plan layout to allow a new staircase to be inserted. This rationalisation provides a good balance of ground and first floor accommodation. The new stone and buff rendered upper storey additions are set down to be subservient to the original form of the cottages which will allow the original building to dominate and yet provide an enlarged family home environment..

The proposals have been revised to remove the large 1st floor windows and glass `Juliet' balcony in favour of a traditional 3-light flush casement window. Joinery will be painted timber flush casements & Oak doors.



ACCESS :

Langford is well positioned with easy access to all major network connections. The A420 is accessed at Faringdon and provides access to Swindon and Oxford. Swindon lies 16 miles to the south west and has a good train station offering direct services to Paddington within 1 hour. The A417 dual carriage way provides access to both the M4 motorway (Junction 15, 5 miles) and the M5 motorways (Junction 11, 30 miles). The city of Oxford is just 25 miles to the east and provides an exceptional city centre and transport networks with connections to London and further afield.

There are ample local recreational and sporting opportunities in the area. The Cotswolds Area of Outstanding Natural Beauty is within easy reach and provides a huge array of opportunities from walking to equestrian. The Cotswolds Water Park is approximately 17 miles to the west and is perfect for all water sports enthusiast with activities ranging from open water swimming, sailing and water-skiing. The River Thames also provides good recreational activities and is easily accessed from Lechlade-on-Thames. The area has long been associated with equestrian sports including polo at Cirencester Park, National Hunt racing at Cheltenham and Newbury and the Badminton, Blenheim and Gatcombe Horse Trials.

There are a number of well-known schools in the area including St Hugh`s Hatherop Castle, Pinewood and the Cheltenham Colleges.

Access to and within the dwellings is presently compromised by stepped access up into the cottages and the existing staircase is a dangerous narrow tread spiral which precludes access for young children, elderly and semi-ambulant users alike. A new staircase is proposed with dimensions and >40 degree pitch to comply with Part K Approved Documents The Building Regulations 2013.

Lechlade-on-Thames head north out of the town on the A361 main road, continue straight at the roundabout and continue for approximately 2 miles, turning right at the signpost for Langford. Keep going along the road to Langford for approximately 1 mile turning left on Lechlade Road at the first junction. Continue along Lechlade Road turning right onto Station Road at the junction. Continue on Station Road, past The Bell Inn pub and turn right just after St Matthew's Church. Drive approximately 100 yards turning left into Rectory Farm. From the A40/Burford Roundabout head south on the A361 south towards Lechlade-on-Thames continue for approximately 5 miles taking a left turn towards Langford

CONCLUSION :

This revised statement sets out how the proposed revisions to the previously submitted proposals will deliver an appropriate, sympathetic and justifiable scheme, designed to enhance the relationship of the non-listed period building in its local and immediate environment. The cottages are in urgent need of upgrading works and key repairs, In consideration of the applicant's brief there is an opportunity to alter and extend these former estate cottages with the addition of appropriate, well-conceived and sympathetic extensions. In addition, key repairs and re-instatements will remove inappropriate alteration works of the last few generations and create a pair of semi-detached dwellings that are suitable for family occupation.

We have followed both National and Local Planning Policy guidelines to ensure that principles of scale, form, design, materials and appearance are all complied with.

In conclusion the revised proposals should be regarded in the context of the street scene which includes a recently constructed detached family house that was fully supported by West Oxfordshire D.C.

SURVEY PHOTOGRAPHS :



